

1. Planning, Zoning And Historic Preservation Commission Agenda 03 07 22

Documents:

[PZ AGENDA 03.07.2022.PDF](#)

2. Planning And Zoning Packet March 7, 2022

Documents:

[PLANNING AND ZONING PACKET 03 07 22.PDF](#)

2.I. Planning And Zoning Minutes March 7, 2022

Documents:

[PLANNING ZONING AND HISTORIC PRESERVATION MINUTES 03 07 22.PDF](#)



## AGENDA

Planning, Zoning, and Historic Preservation Commission  
Monday, March 7, 2022 5:30 pm  
City Hall Chambers  
326 Grant St. / Carthage MO 64836

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### Call to Order

**Minutes of Previous Meeting:** Monday, November 1, 2021

### Public Hearing

1. Columbian Re-plat Addition - A Request to Rezone property from 'A' First Dwelling to 'B' Second Dwelling.  
(COLUMBIAN RE-PLAT LOTS 5 TO 8 INC and COLUMBIAN RE-PLAT LOT 13 EX E 85' LOTS 17 18 & 21 & E 10' VAC ST & W 10' VACATED ALLEY ADJ)

### Staff Report

### New Business

### Old Business

**Next Meeting:** Monday, April 4, 2022

### Adjourn

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#### Commission Members

|                        |               |                 |                 |              |
|------------------------|---------------|-----------------|-----------------|--------------|
| <b>Voting Members:</b> | Chairman      | Mark Elliff     | 1511 Grand      | 417-358-3613 |
|                        | Vice Chairman | Abi Almandinger | 1220 S Main     | 417-793-6589 |
|                        | Secretary     | Bill Barksdale  | 1314 S Garrison | 417-388-2464 |
|                        | Member        | Harry Rogers    | 1350 S Main St  | 417-358-4527 |
|                        | Member        | Jim Hunter      | 1514 S River    | 417-850-5355 |
|                        | Member        | Vacant          | Vacant          | Vacant       |
|                        | Member        | Jim Swatsenbarg | 601 Howard      | 417-358-1690 |

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|                            |                          |             |           |              |
|----------------------------|--------------------------|-------------|-----------|--------------|
| <b>Non-Voting Members:</b> | Mayor                    | Dan Rife    | City Hall | 417-237-7003 |
|                            | City Administrator       | Tom Short   | City Hall | 417-237-7003 |
|                            | Asst. City Administrator | Greg Dagnan | City Hall | 417-237-7003 |
|                            | Councilmember            | Ed Barlow   |           |              |

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|               |                       |            |                         |              |
|---------------|-----------------------|------------|-------------------------|--------------|
| <b>Staff:</b> | Public Works Director | Zeb Carney | Public Works Department | 417-237-7010 |
|---------------|-----------------------|------------|-------------------------|--------------|

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| <b>Staff:</b> | Public Works Director | Zeb Carney | Public Works Department | 417-237-7010 |
|---------------|-----------------------|------------|-------------------------|--------------|

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*Draft Copy of Minutes Subject to Approval at The Next Meeting*

Planning, Zoning, and Historic Preservation Commission  
Meeting 1 November 2021

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Mark Elliff, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Jim Hunter, and Harry Rogers. Non-Voting Members include Mayor Dan Rife, City Administrator Tom Short and Council Member Liaison Ed Barlow. Staff includes Public Works Director Zeb Carney. There is currently one vacancy on the board.

The November meeting was held in City Council Chambers.

Commission Members Present: Mark Elliff, Abi Almandinger, Jim Swatsenbarg, Jim Hunter, Zeb Carney, Ed Barlow, and Harry Rogers.

Also, present: Julie Tilley, Greg Dagnan, David Armstrong, Alan Snow, Lacey Hensley, Kim Plew and Bren Flanigan.

A quorum was present.

Chairman Mark Elliff called the meeting to order at 5:30 p.m.

First order of business involved the minutes of the October 4, 2021, meeting. Minutes were available for review in the packet prior to the meeting. A motion to approve the minutes as written was made by Abi Almandinger and was seconded by Jim Swatsenbarg. On a voice vote, all ayes, the motion passed.

Second order of business was a request for a Special Use Permit for the operation of a one licensed operator beauty shop at 1422 W. Macon. Staff recommended allowing the Special Use Permit with restriction of hours from 7:00 a.m. to 7:00 p.m. and no “advertising” signs be allowed on property. A small Open sign near the entrance of the door is appropriate and a yard sign in the dimensions of a “Garage Sale” sign would be appropriate. A motion to approve the Special Use Permit with the before mentioned restrictions was made by Abi Almandinger and seconded by Jim Swatsenbarg. On a voice vote, all ayes, the motion passed.

Third order of business was discussion of time limits on temporary banners and signs in the Historic District. Public Works Director Carney proposed that authority be given to the Public Works Department to approve a temporary banner/sign while a business is working on getting their business established and being able to promote their business between Planning, Zoning and Historic Preservation meetings when a permanent sign will be presented for approval. A motion to give authority to the Public Works Department to approve a temporary banner/sign for up to 60 days in the Historic District was made by Jim Swatsenbarg and seconded by Abi Almandinger. On a voice vote, all ayes, the motion passed.

Discussion was held regarding the CLG training and the date of November 10, 2021, noon in City Council Chambers was agreeable with the members of the Commission.

There were no further items on the agenda.

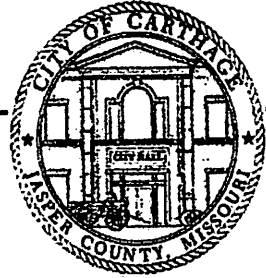
The next meeting is scheduled for Wednesday December 8, 2021 as the Christmas Parade is scheduled for Monday December 6<sup>th</sup>.

Harry Rogers made a motion to adjourn. That motion was seconded by Jim Hunter. Motion passed and the meeting adjourned.

Respectfully submitted,  
Mark Elliff

# REZONING REQUEST

You must provide all requested information on this application. Blanks may delay processing your request. (write 'n/a' if information not applicable)



"America's Maple Leaf City"

Date: 02/10/2022

Filing Fee: \$100.00

Owner: Tien Le (Le Home Builder LLC)  
Address: 3850 S. 126 ST Tele: (206) 778-2655  
City: Tukwila State: WA Zip Code: 98168  
Email Address: Tienle98106@yahoo.com Fax: \_\_\_\_\_

Applicant: Same as above (Tien Le) Relationship to Owner: \_\_\_\_\_  
(person to whom all correspondence will be sent)  
Address: 3850 S. 126 ST Tele: (206) 778-2655  
City: Tukwila State: WA Zip Code: 98168  
Email Address: Tienle98106@yahoo.com Fax: \_\_\_\_\_

Property Location: - parcel id: 1420092000500800 (Columbia Re-plat Lot 5-8)  
- parcel id: 1420092000602000  
Legal Description: (Columbia Re-plat Lot 13 Ex E 85' Lot 17, 18, 21)

All of Lots Numbered Five (5) Six (6) Seven (7), Eight (8),  
Thirteen (13) Seventeen (17), Eighteen (18) and twenty (21) in  
The Replat of Columbian Addition to the City of Carthage  
Jasper County Missouri  
(attach separate sheet if necessary)

Adjacent Zoning and Land Use:

|       | Existing Land Use               | Zoning        |
|-------|---------------------------------|---------------|
| North | _____                           | <u>SF</u>     |
| South | _____                           | <u>SF</u>     |
| East  | <u>Carthage School District</u> | <u>School</u> |
| West  | _____                           | <u>SF</u>     |

Note: The City's Zoning Ordinance may be viewed at the Public Works Department

Present Use of Property: Vacant land  
Proposed Use of Property: Duplex OR Two unit House

Current Zoning: Single Family

Zoning Requested: Two unit House

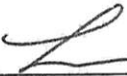
"A" FIRST DWELLING  
TO  
"B" SECOND DWELLING

Request initiated by:

Denied permit

Change of land use

New development



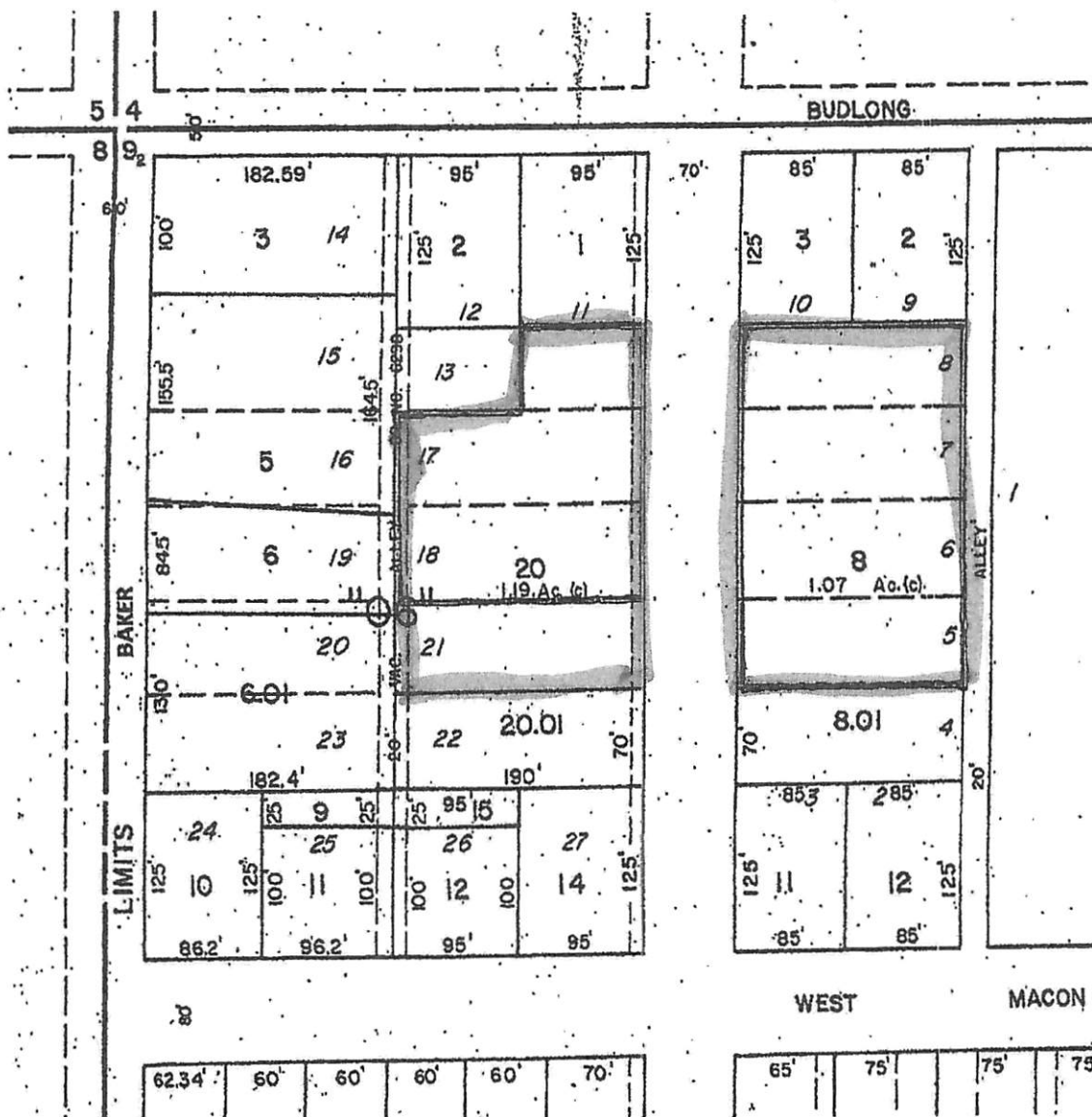
Owner's Signature



Applicant's Signature

**Return Form to:** Public Works Department

Office Use Only: Date Received: 2/10/2022 Hearing date: 3/7/2022 Approved: ☐ Yes ☐ No  
Filing Fee: \$100



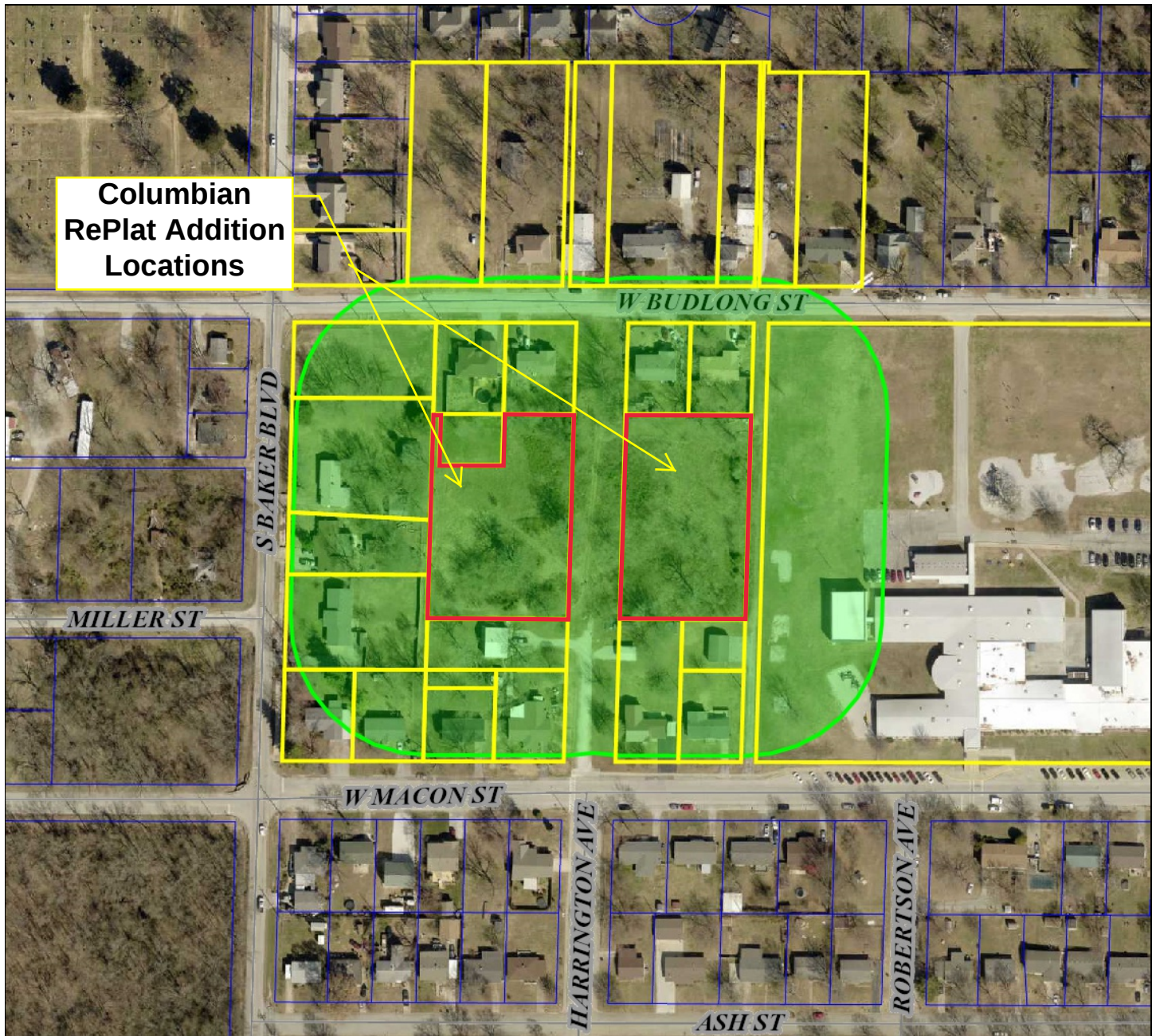
14-2.0-09-20-006-020.000

14-2.0-09-20-005-008.000

DocuSigned by:  
**READ & APPROVED**  
14-2.0-09-20-005-008.000

Dated 1/28/2022

# 185' Property Ownership Map / Rezoning Request Colombian Replat Addition

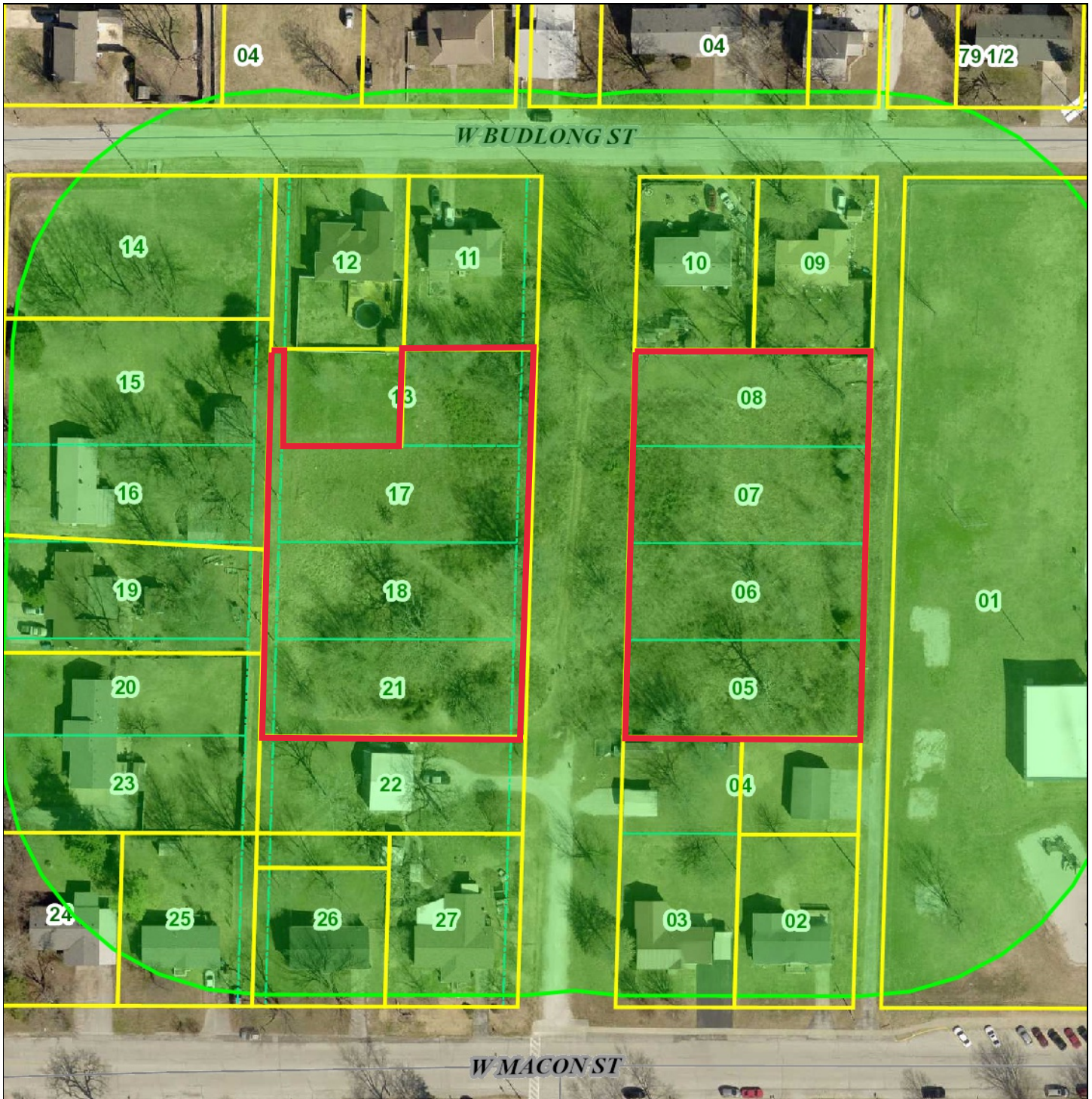


**Any split parcels recorded after April 15th, 2020 will not display until tax year 2021.**

Date created: 2/16/2022  
Last Data Uploaded: 2/16/2022 1:38:19 AM

Developed by  **Schneider**  
GEOSPATIAL

COLUMBIAN RE-PLAT LOTS 5 TO 8 INC and COLUMBIAN RE-PLAT LOT 13 EX E 85', LOTS 17, 18 & 21 & E 10' VAC ST & W 10' VACATED ALLEY ADJ



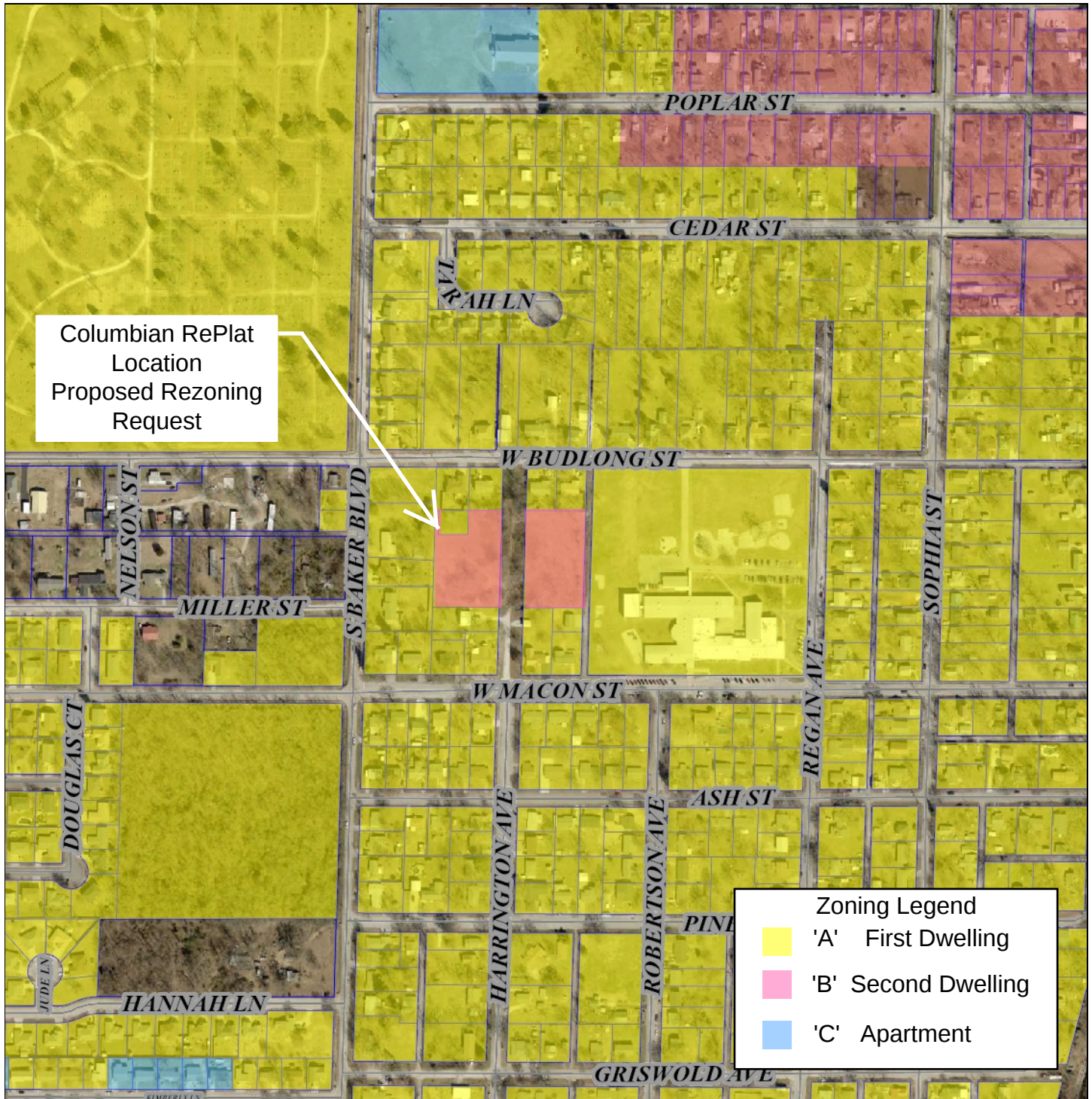
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Date created: 2/16/2022

Last Data Uploaded: 2/16/2022 1:38:19 AM

Developed by  **Schneider**  
GEOSPATIAL

# Zoning Map / Columbian RePlat Rezoning Request



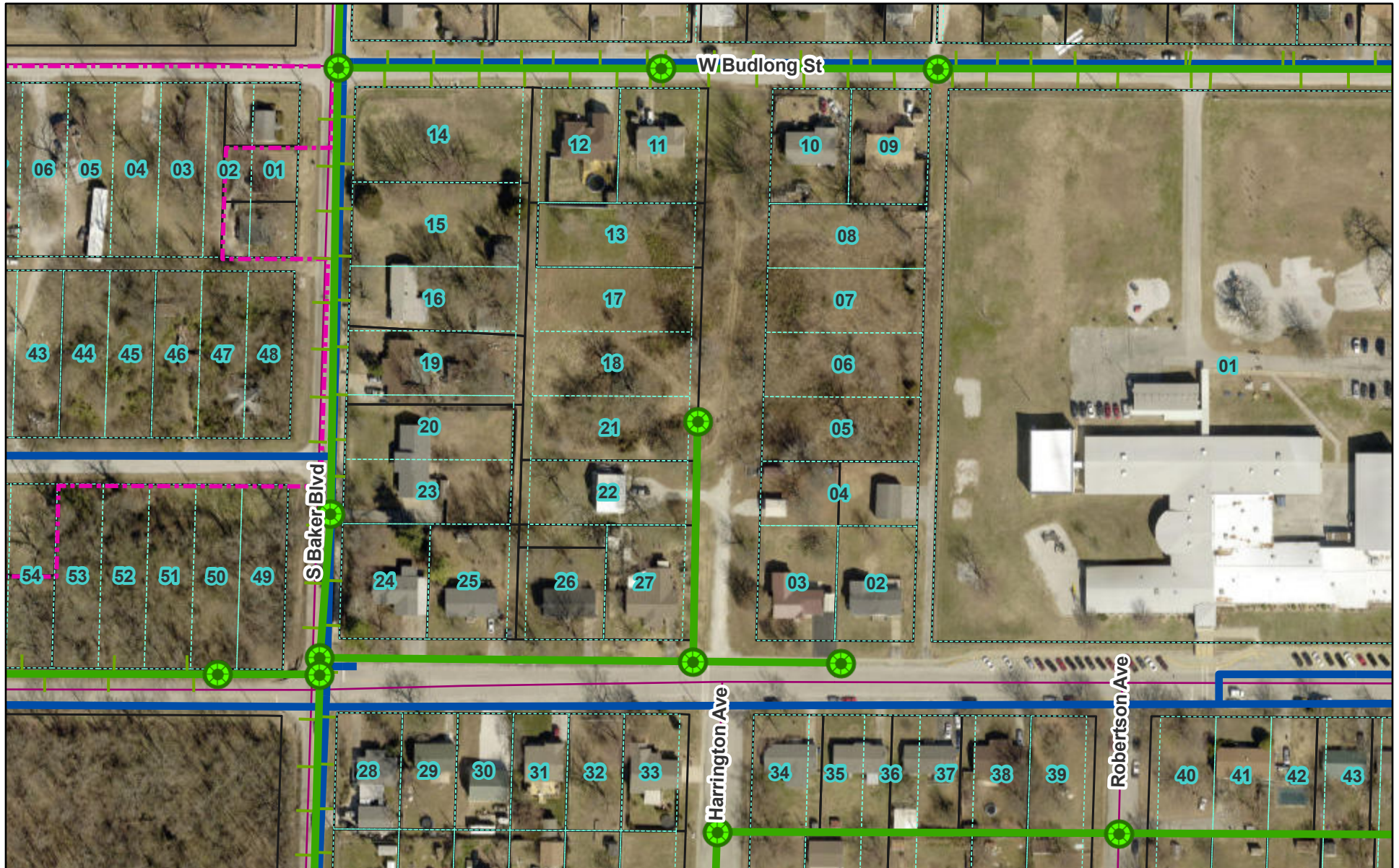
**Any split parcels recorded after April 15th, 2020 will not display until tax year 2021.**

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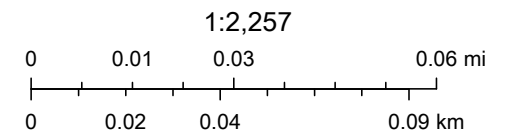
Developed by  **Schneider**  
GEOSPATIAL

# PZ Rezoning Request / Infrastructure



3/2/2022, 7:25:31 AM

- Sewer Manholes
- Sewer Service Taps
- City Boundary
- Lots
- Water Mains
- Roads
- Parcels
- Sewer Gravity Main



*Draft Copy of Minutes Subject to Approval at The Next Meeting*

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Meeting 7 March 2022

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The March meeting was held in City Council Chambers.

Commission Members Present: Mark Elliff, Abi Almandinger, Jim Swatsenbarg, Jim Hunter, Zeb Carney.

Also, present: Julie Tilley, Greg Dagnan, David Armstrong, Craig Putnam, Scott Degreenia, Linna Degreenia, Kathleen E. Studebaker, Sherry Wells, John Clark, Kim Slates, Michael Slates, Clayton Cristy, and Bren Flanigan.

A quorum was present.

Chairman Mark Elliff called the meeting to order at 5:38 p.m.

First order of business involved the minutes of the November 1, 2021, meeting. Minutes were available for review in the packet prior to the meeting. A motion to approve the minutes as written was made by Jim Swatsenbarg and was seconded by Jim Hunter. On a voice vote, all ayes, the motion passed.

Second order of business was a Public Hearing regarding a request to rezone property from 'A' First Dwelling to 'B' Second Dwelling in the Columbian Re-plat Addition. Several property owners addressed the Commission.

The Commission then discussed the request to rezone the property. A motion to approve the zoning request was made by Jim Swatsenbarg and seconded by Mark Elliff. On a voice vote, all ayes, the motion passed.

There were no further items on the agenda.

The next meeting is scheduled for Tuesday April 4, 2022.

Abi Almandinger made a motion to adjourn. That motion was seconded by Jim Swatsenbarg. Motion passed and the meeting adjourned.

Respectfully submitted,  
Mark Elliff